

COLUMBIA COUNTY PLANNING COMMISSION MEETING

June 17, 2013
Meeting Minutes

Port of St Helens, PA 13-02

Discussion prior to Planning Commission recommendation.

Members Present: Paula Lichatowich, Linda Hooper, Guy Letourneau, Jeff VanNatta, Rod Lloyd and Alta Lynch

Staff Present: Glen Higgins, Deborah Jacob, Kay Clay

Others: Brady Preheim, Nancy Ward, R Duncan MacKensie, Fred Yahney, Lyxan Toledanes, Jeffrey Newgard, James Garibbo, Roselie Love, Marjorie Kundiger, Darrel Whipple, Annie Christensen, Shari Pheil, Paula Miranda, Terry Luttrell, Partick Trapp, Jeff Whitaker, Chip Bubl, Elaine & David Schraf, Leon Chamberlain, Jim Lichatowich, Dave Whipple, Lona Pierce, Al Pierce, Bill Eagle and Claudia Eagle

The Planning Commission meeting was called to order by Chairman Guy Letourneau at 6:30 pm.

No pre-hearing statement was read.

Glen Higgins reviewed the progress of this application to date, comments received and evidence submitted.

Linda Hooper asked staff who would approve the site design review when one was applied for. Glen replied that normally the Planning Commission would do that but there have been cases when the Board of Commissioner took jurisdiction.

Paula Lichatowich, questioned the management of SB 766 and verifying that the local jurisdiction still applied. She questioned how the process of when this application reaches the BOC and if the comments submitted would be included in the record.

Robin McIntrye, explained the expedited process of SB 766 and did verify that the comments submitted would be in the record that the Board of Commissioners review.

Paula Lichatowich did put emphasis that everyone needs to understand SB766 to its full extent.

Linda Hooper, expressed that the testimonial evidence for this application is overwhelming and that goal 2 exception was a concern to her, she wanted more information on what the intended use will be and overall was very concerned about the unknown of what direction applicants will take in the future.

Paula Lichatowich, stated that agriculture lands have always been important in Oregon. We have heard throughout the meeting comments of why we should keep this land zoned as it is now. Paula reviewed the comments submitted from the Columbia soil and Water Conservation , Department of Agriculture and adjacent farmers who all oppose this application.

Paula was concerned how the small farmers would fight this application if approved, regarding mitigation and if they would be able to afford to fight it. Paula reviewed some of the comments that we had received. Randy Bergman, Columbia County Soil & Water Conservation District opposes this rezoning listing negative environmental impacts to fish, birds and animals as well as incompatibility with surrounding resource management production practices. Also James Johnson, Department of Agriculture, letter received April 1, 2013 reaffirms the importance of these agricultural lands and list the crops of record including blueberries and mint. The information provided by the applicant fails to address the compatibility of the proposed industrial uses with area agricultural operations. Finally adjacent farmers strongly oppose this area beginning an industrial site because of economic cost to their farms and ranches.

Mitigation is not a restitution or replacement, it only partial. Who will pay? Will an individual have to pay for legal council and can a self employed individual afford to take away time away from earning a living to partake in legal processes?

Local grown and organic foods are a leading national trend for eating healthy. Current businesses should not be economically stymied for the benefit of the Port expansion for industrial development. Goal 3 is intended to protect this Agricultural lands.

Paula made a motion to recommend to the Columbia County Board of Commissioners deny this application based on the citizen input and overwhelming opposition to this application. Linda Hooper seconded the motion. Paula Lichatowich, Linda Hooper, Guy Letourneau, Jeff VanNatta and Rod Lloyd voted to deny this request, Alta Lynch was in favor to approve.

Meeting adjourned at 6:50 pm